

To: The Honorable Mayor and City Council

From: Maxine Calloway, Community Planning & Development Director

Date: August 27, 2013

Re: Transmittal of Annexation Application – Proposed Biscayne Corridor East Area

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE 'BISCAYNE CORRIDOR EAST ANNEXATION AREA', AND BOUNDED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY BISCAYNE BOULEVARD, INCLUDING THREE (3) PARCELS ON THE EAST-SIDE OF BISCAYNE BOULEVARD IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 30-2232-000-0180, 30-2232-000-0270 AND 30-2232-042-0010, ON THE WEST-SIDE BY NORTHEAST 16TH AVENUE, AND ON THE SOUTH-SIDE BY NORTHEAST 116TH STREET; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

REQUEST

That the Mayor and Council adopt the proposed resolution authorizing City Administration to transmit the proposed annexation application to Miami Dade County for the area bordered on the north-side by Northeast 121st Street, on the east-side by Biscayne Boulevard including three parcels on the east-side of Biscayne Boulevard identified by folio numbers: 30-2232-000-0180, 30-2232-000-0270 and 30-2232-042-0010 on the west-side by Northeast 16th Avenue and on the south-side by Northeast 116th Street ("Subject Area") and; in accordance with the Boundary Change Procedure of Article 1, Section 20-3 of the Miami Dade County Code of Ordinances.

BACKGROUND

Policy 8.1.7 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including but not limited to exploring annexations where necessary; Additionally, Policy 1.1.10 requires that the City conduct a study to determine the feasibility of annexing unincorporated County owned properties that are contiguous to the City's boundaries; As such, at its' July 9, 2013 meeting the Mayor and Council adopted Resolution R-2013-87 authorizing City Administration to conduct data and analysis to determine the feasibility of annexing the subject area, which consists of 16 acres in size, and has a land use which is predominantly commercial in

nature. According to the Miami Dade Supervisor of Elections office **the area currently has 1 registered voter, as such no petition will be required.** The area is also located within the City of North Miami's Water Service Area and is partially on septic and sewer systems. Attached is an executive summary outlining the findings for each annexation area.

GROUND FOR PROPOSED ANNEXATION BOUNDARY CHANGES

The subject annexation area consists of approximately 16 acres in size and abuts the City at its southern most limit. The area is bounded on the north-side by Northeast 121st Street, on the east-side by Biscayne Boulevard including three parcels on the east-side of Biscayne Boulevard identified by folio numbers: 30-2232-000-0180, 30-2232-000-0270 and 30-2232-042-0010 on the west-side by Northeast 16th Avenue and on the south-side by Northeast 116th Street. The majority of the area is nonresidential in nature and includes significant frontage along Biscayne Boulevard, an important trade route for commuters traveling north and south between the Miami and Ft Lauderdale commercial hubs. A recent 2013 economic study of North Miami conducted by *Strategic Planning Group*, on behalf of the City, indicated that the businesses along the Biscayne Corridor are the highest employment generators in the City and account for over 48,000 average annual daily trips.

Extending the City's southern limits and annexing lots fronting on the Biscayne Corridor is a positive move for North Miami both geographically and economically. It's a critically needed land area for the City given the fact that the last 2010 Census data revealed that the City is approaching build out with only 1.5% developable vacant land remaining and experienced a decline in overall population size. The Census data indicated the City's overall population size dropped by 1,094 persons within the last decade, leaving a current population size of 58,786 people.

It's important to note that further decline in the City's population size could put North Miami at a disadvantage overtime since a smaller population could limit North Miami from qualifying for allocation of certain Federal, State and County funding as well as diminish the City's political standing in the region. For instance allocation of funds for certain housing programs are dependent on a City's population size. Furthermore the City's seat on critical regional boards such as the Metropolitan Planning Organization is dependent on the City's population size. **Given the foregoing, future opportunities for economic growth and expansion in North Miami primarily exist in strategically pursuing infill redevelopment and annexations.** Furthermore, Policies 8.1.7 (5) and 1.1.10 of the City of North Miami's Comprehensive

Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to pursuing annexations where feasible.

Based on staff's analysis the proposed annexation is anticipated to result in a total revenue gain of over \$393,533.97 in new property taxes alone (additional gains may be achieved from future building, reoccupancy, and other permit requests). Staff has also concluded that due to its current location and ongoing municipal, development and business service needs, the subject area would be more efficiently served by the City of North Miami City Hall which is located only 3 miles away rather than Miami Dade County Government Center which is located over 20 miles away.

CONCLUSION

Staff believes the City has met all the annexation requirements outlined in Chapter 20 of the County Code and as such requests that the Council approves the proposed resolution authorizing staff to transmit a formal application to Miami Dade County Clerk for review.

Attachments

- 1) Map of Proposed Annexation
- 2) Resolution
- 3) Executive summary

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE 'BISCAYNE CORRIDOR EAST ANNEXATION AREA', BORDERED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY BISCAYNE BOULEVARD, INCLUDING THREE (3) PARCELS ON THE EAST-SIDE OF BISCAYNE BOULEVARD IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 30-2232-000-0180, 30-2232-000-0270 AND 30-2232-042-0010, ON THE SOUTH-SIDE BY NORTHEAST 116TH STREET, AND ON THE WEST-SIDE BY NORTHEAST 16TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, policy 8.1.7 of the City of North Miami ("City") Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to the potential of annexations where necessary; and

WHEREAS, the Mayor and City Council desire to annex the subject area known as the '*Biscayne Corridor East Annexation Area*', comprised of properties abutting the City's southern boundary and bordered on the north-side by Northeast 121st Street, on the east-side by Biscayne Boulevard including three (3) parcels on the east-side of Biscayne Boulevard identified by folio numbers: 30-2232-000-0180, 30-2232-000-0270 and 30-2232-042-0010, on the south-side by Northeast 116th Street, and on the west-side by Northeast 16th Avenue ("Subject Area"), as depicted in the attached map; and

WHEREAS, Policy 1.1.10 of the City's Comprehensive Plan requires that the City conduct a study to determine the feasibility of annexing areas situated within unincorporated Miami-Dade County and which are contiguous to the City's boundaries; and

WHEREAS, on July 9, 2013, the Mayor and City Council adopted Resolution R-2013-87, authorizing the City administration to conduct an analysis and collect data to determine the feasibility of annexing the Subject Area; and

WHEREAS, City administration completed its analysis of the proposed annexation and

determined that: 1) the annexation would benefit the City due to the Subject Area's commercial composition and strategic location on a major business corridor; and 2) located less than one (1) mile away, the Subject Area would benefit by its close proximity to City Hall and most City services, as opposed to Miami-Dade County which is located twenty (20) miles away; and

WHEREAS, consistent with Miami-Dade County Code of Ordinances, formal notice of the City's intent to annex the Subject Area was published in a newspaper of general circulation, and provided to all property owners situated within the Subject Area, as well as six hundred (600) feet from the boundaries of the Subject Area; and

WHEREAS, City administration seeks authorization from the Mayor and City Council to file a formal annexation application with the Miami-Dade County Clerk, in accordance with the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances; and

WHEREAS, the Mayor and City Council have reviewed the proposed annexation application and determined that it satisfies the goals, objectives and policies of the City's Comprehensive Plan and therefore, it is in the best interest of the City to proceed with the formal annexation application to Miami-Dade County.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Authorization to Submit Annexation Application.** The Mayor and City Council of the City of North Miami, hereby approve the submittal of an application to Miami-Dade County to annex into the City of North Miami an area known as the 'Biscayne Corridor East Annexation Area', bordered on the north-side by Northeast 121st Street, on the east-side by Biscayne Boulevard, including three (3) parcels on the east-side of Biscayne Boulevard identified by Miami-Dade County Folio Numbers 30-2232-000-0180, 30-2232-000-0270 and 30-2232-042-0010, on the south-side by Northeast 116th Street, and on the west-side by Northeast 16th Avenue, as depicted in the attached map.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of August, 2013.

LUCIE M. TONDREAU
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

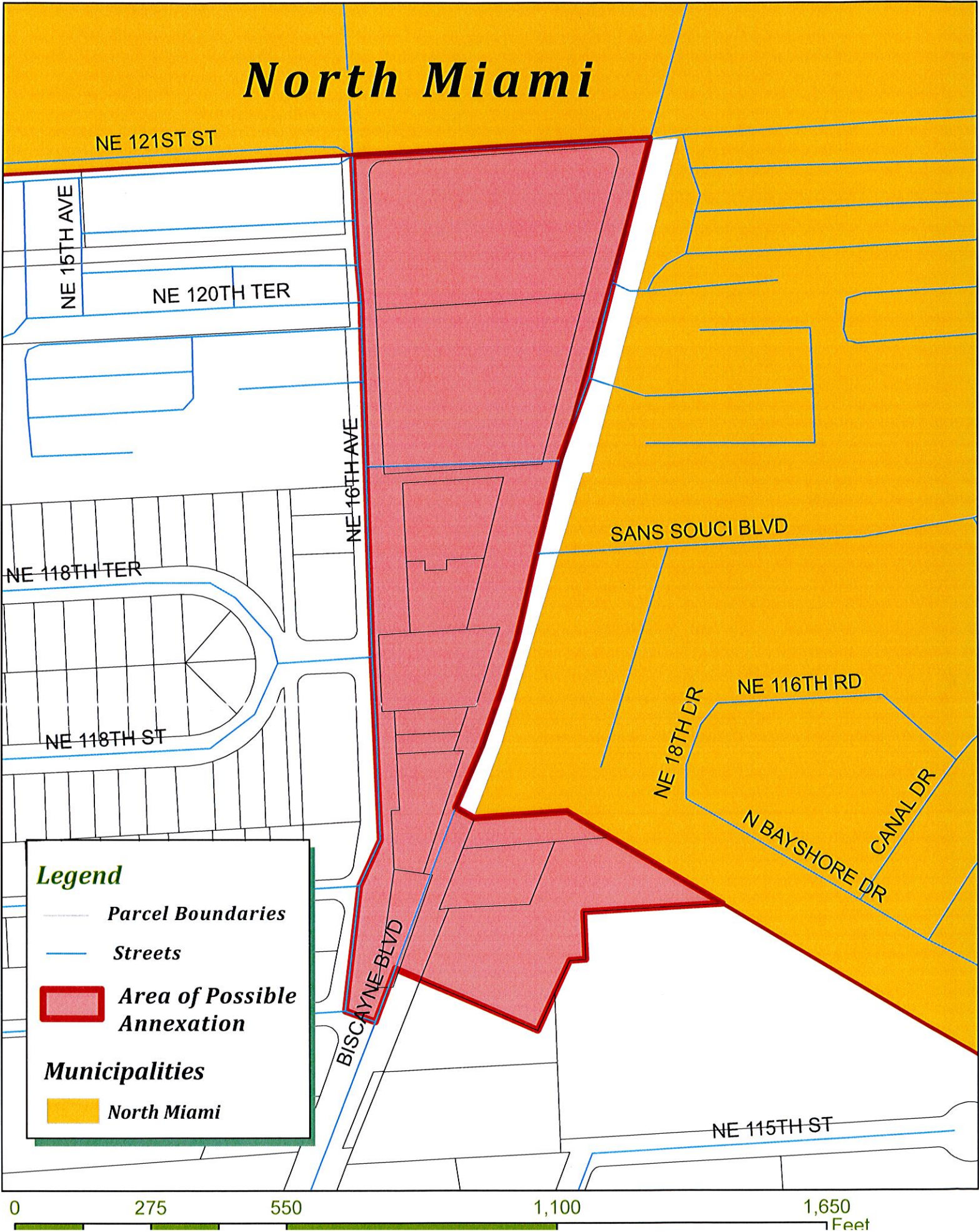
Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Marie Erlande Steril	_____ (Yes)	_____ (No)
Councilperson Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol F. Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)

Biscayne Corridor East Area



Biscayne Corridor East AREA ANNEXATION

Boundaries:

Bounded on the north-side by Northeast 121st Street, on the east-side by Biscayne Boulevard including three parcels on the east-side of Biscayne Boulevard identified by folio numbers: 30-2232-000-0180, 30-2232-000-0270 and 30-2232-042-0010 on the west-side by Northeast 16th Avenue and on the south-side by Northeast 116th Street.

Land Use and Electorate Analysis

Size of Annexation Area: 16 Acres
 Total Population Size: 0
 Residential Percentage: 4.6%
 Single-family homes: 0 (Motel built on residentially zoned lot)
 Number of Electors: Pending Certification
 Election or Petition: 0
 Area on Septic/Sewer: Septic and a few commercial areas on sewer
 In Water Service Area: Yes

Estimated Expenses

Service to be Provided	Annual Cost to Provide Service	1 st year Cost	Source of Funds
Police	104,000	140,000	General
Water supply & distribution	0	0	W&S
Collection and treatment of sewage	0	0	W&S
Garbage, refuse collection and disposal	0	0	Sanitation
Street lighting and roadway maintenance	0	0	General
Parks (Contractual Tree Trimming)	14,000	22,000	General
Totals	\$123,000	\$162,000	

Estimated Fiscal Impact

Total Assessed Value	Total Taxable Value	City Tax Annual Revenues 8.1 mils	Annual Cost	Net Revenue Annual
\$48,780,244	\$48,584,441	\$393,533.97	\$123,000	\$251,741.51

Staff Recommendation: Support Annexation